

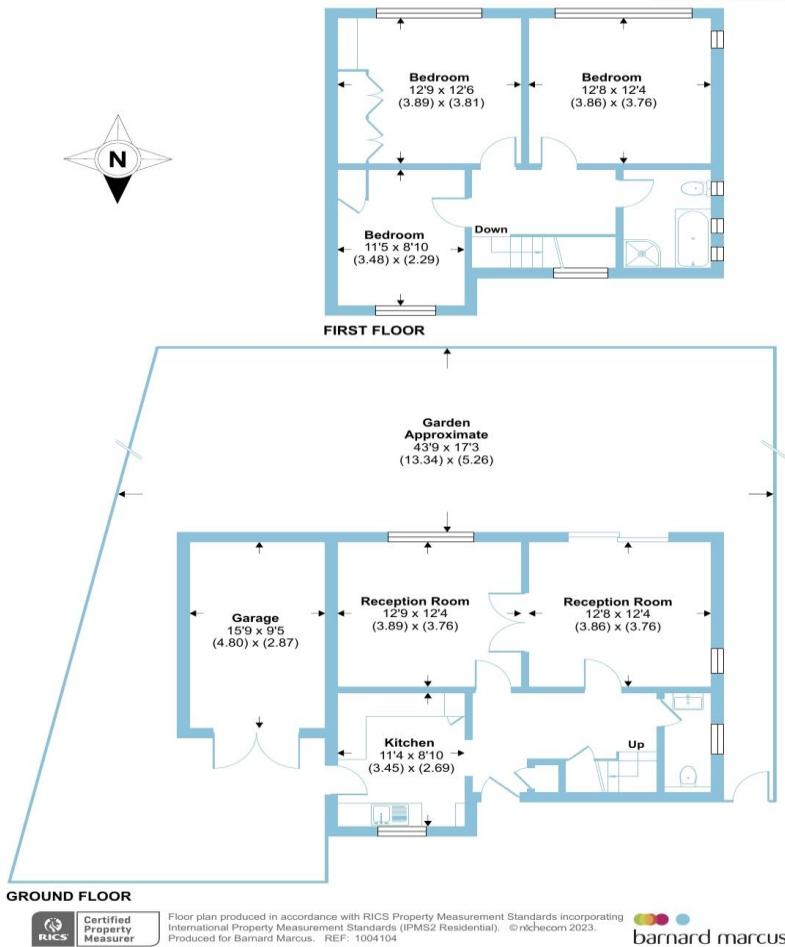


**Buckingham Avenue, London N20 9DG**

## Buckingham Avenue, London, N20

Approximate Area = 1289 sq ft / 119.7 sq m (includes garage)

For identification only - Not to scale



## welcome to Buckingham Avenue, London

- Three Bedroom Detached Home
- South Facing Garden
- Chain Free

- Off Street Parking
- Potential to Extend STPP

Tenure: Freehold

EPC Rating: D

# £1,250,000



This residence is approached via garage own-drive and comprises of a welcoming entrance hall giving access to the separate kitchen, downstairs w/c and double reception room. As you reach the first floor you will find three good-sized bedrooms and family bathroom. Externally there is an attached garage and the garden 43ft long south facing rear garden can be accessed either by the reception room or through the side. The property is in close proximity to local shops, schools, amenities, parks and transport links. There is potential to extend STPP.

Dating back to the 15th Century, Whetstone originated in medieval times, and legend has it that the name stems from the stone that is placed outside of the Griffin Pub, where soldiers went to sharpen their swords before the Battle of Barnet. Whetstone is perfect for both commuters and families alike. Located in zone 4, Totteridge and Whetstone northern line tube station offers easy access in and out of the city and central London, whilst also being only moments away from open countryside.

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

WTS106425 - 0005

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